



Commercial  
Real Estate

# JUST FUNDED

BY CLEARINGHOUSE CDFI

2023



**Northern California Senior Living**

**Stockton, CA**

## **\$5MM Loan Supports Renovation of Assisted Living Facility and Increases Occupancy for Low Income Minority Population**

Clearinghouse CDFI (CCDFI) extended a \$5,000,000 loan to Kircher Family Partners (KFP) for Orangeburg Manor and Camlu Senior Center. This financing supports the revitalization of these assisted living facilities and enhances their capacity to accommodate more tenants in low-income minority communities.

In Northern California, the demand for assisted living is soaring, leaving family caretakers on extended waitlists and battling burnout. Modesto's Orangeburg Manor and Stockton's Camlu Senior Center provide options for seniors. CCDFI financing supports facility renovations to increase occupancy, totaling 128 units and 156 beds, with some units subsidized through California's PACE program. Amenities at these facilities include private dining, a salon, physical therapy, laundry, game and recreational areas, and an outdoor lounge.

KFP proudly oversees three vibrant senior living communities nestled in the breathtaking landscapes of Northern California and Arizona. At the helm of this visionary venture is Mr. Christopher J. Coulter, skilled in crafting memory care facilities across the western United States.

Clearinghouse CDFI addresses unmet credit needs nationwide and in Indian Country through direct lending, equity investments, and financial assistance.

We bridge the financing gap between conventional lending standards & the needs of low-income and distressed communities.

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